



41 Stand Road, Newbold Chesterfield, S41 8SW

Offers In The Region Of £125,950

HUNTERS[®]
HERE TO GET *you* THERE

- TWO BED END TERRACE
- GREAT INVESTMENT
- REAR YARD / PARKING

- POPULAR LOCATION
- IDEAL FIRST TIME BUYER HOME
- VIEW NOW

GREAT INVESTMENT / FIRST TIME BUYER OPPORTUNITY - TAKE A LOOK AT THIS TWO BEDROOM END OF TERRACE BACKING ONTO PARK.

In a superb location for all Chesterfield, Sheffield, M1, all local amenities (including pharmacy, hairdressers, florists, butchers & more!) along Sheffield Road, the modern units at The Glass Yard, supermarkets, Chesterfield FC stadium, Chesterfield Canal, within easy access of Chesterfield Train Station & Town Centre.

The property comprises:- kitchen, lounge, two first floor bedrooms & combined bathroom / WC.

Gas central heating & uPVC double glazed.

Outside sees rear yard & parking area.

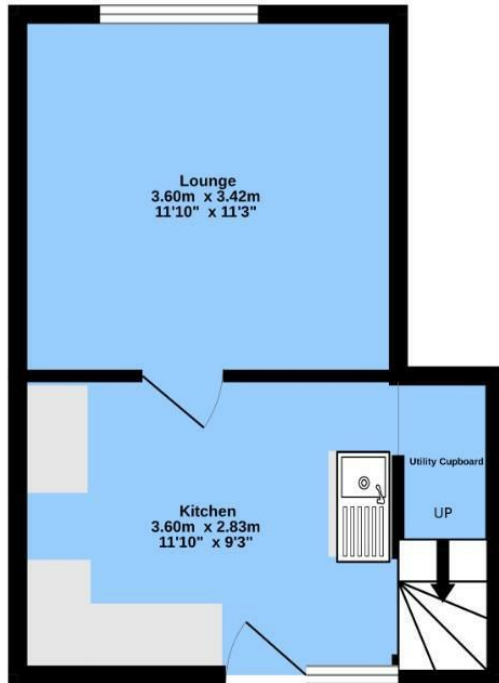
FREEHOLD.

Council tax band A under Chesterfield Borough Council.

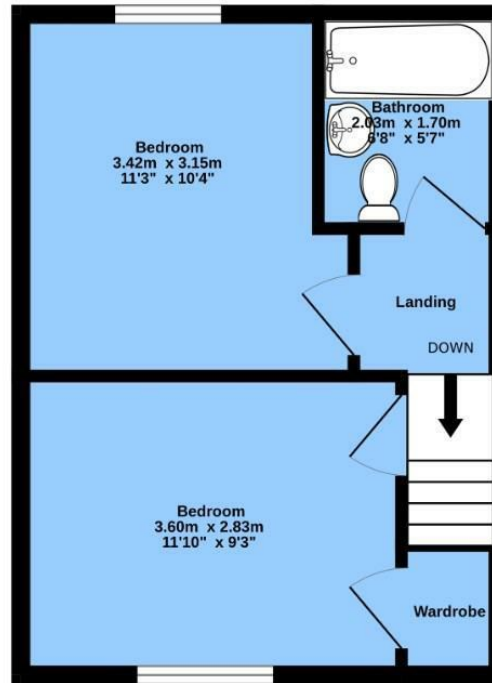
VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW!



GROUND FLOOR
25.1 sq.m. (270 sq.ft.) approx.



1ST FLOOR
28.2 sq.m. (303 sq.ft.) approx.



TOTAL FLOOR AREA : 53.2 sq.m. (573 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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